

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**August 15, 2005**

PRESENT: Tom Cowan, Chairman  
Rick Meahl  
John Potera  
Don Hoefler  
John Olaf  
Christine Falkowski, Planning Board Clerk

ABSENT: Andy Kelkenberg  
Terry Janicz

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

**One Lot Minor Subdivision – 12681 Koepsel Road**

Gerald Ledford, owner. Alan Ledford attended the meeting. The applicant wishes to split off a 10-acre (375’ of frontage) lot from his 57 acres. He has a buyer who wants to purchase the house and 10 acres. The remaining piece would have 150’ of frontage and will not be built upon. It is used for hunting, snowmobiling and wood gathering. The purpose of the jogged lot line to the west is for a propane tank serving the house. John O. motioned to approve the subdivision, seconded by Rick:

Tom Cowan	- Aye
Don Hoefler	- Aye
John Olaf	- Aye
Rick Meahl	- Aye
John Potera	- Aye

**Site Plan Application - Change in Use to Church - McConnaughey**  
**13008 Main Road**

Chris Murry, Pastor, and Greg Snyder attended the meeting. A site plan was submitted showing 30 designated parking spaces separate from the auto repair business. Photographs were reviewed that reveal many exterior maintenance issues. There is a potential for up to 30 cars entering and exiting onto Main Road or Buell Street. The applicant will provide two additional copies of the site plan to the Building Dept. One will be sent to Erie County Planning and one to NYS DOT for a 30-day review. When comments are received, the Planning Board will review this plan again. In the meantime, a letter will be generated to the owner that this site plan will be conditional upon taking care of the following items within 30 days: (1) Remove the trailer that takes up six parking spots (2) Remove the tire pile (3) Remove the unlicensed car with flattened tires (4) Remove weeds and add landscaping (5) Remove the sign for “Doug’s Service Center” as there is no sign permit on file (6) Remove interior insulation covering windows. Building Code items: (7) install fire extinguishers (8) install exit lights. No further action taken at this time.

**Bedford’s Greenhouse – Parking Lot Expansion**

Newstead’s Town Engineer requested a drainage plan, which was reviewed and approved via memorandum dated August 15, 2005. The memo reminds the applicant that during rain storm events greater than the 25-year storm, minor parking lot flooding will occur as the design engineer has used portions of the parking lot to detain the water. The water will recede once the peak of the storm has passed. John P. made a motion to recommend approval to the Town Board, seconded by John O.:

Tom Cowan	- Aye
Don Hoefler	- Aye
John Olaf	- Aye
Rick Meahl	- Aye
John Potera	- Aye

**Golden Pond Estates**

Owners promised to send evidence of their State highway work permit along with a current site plan that includes their plans for expansion. Rebecca has a meeting with Jim Felber on Tuesday.

**Route 5 Overlay Zone**

**Do’s & Don’ts Booklet** - The draft booklet was reviewed by the Planning Board

**Checklist** – Christine created and distributed a checklist of Overlay Zone items to be used by the Planning Board for site plan review of Route 5 projects. Members will review and comment at the next meeting.

**McDonald’s Site Plan**

The Board asked whether there had been any response from Mr. Franciani to the letter dated June 22, 2005 regarding non-compliance due to missing curbing. There has been no response; next step?

**Minutes Review** – Tom motioned to approve the minutes of August 1, 2005 as amended, seconded by Rick:

- |             |       |
|-------------|-------|
| Tom Cowan   | - Aye |
| Don Hoefler | - Aye |
| John Olaf   | - Aye |
| Rick Meahl  | - Aye |
| John Potera | - Aye |

**Special Use Permits in RA Zone for Home Based Businesses**

The April 4<sup>th</sup> memo of recommendations went to the Town Board. The Planning Board reviewed the memo again, and commented as follows:

- Item #5 states that the Planning Board will publish legal notice and hold a public hearing. *It should also say that they will notify abutting neighbors.*
- Item #9 stated that a Special Use Permit stays with the owner. The Board questioned whether this is correct, or does it stay with the property? *Nathan Neill will be consulted.*

<b>Next Agenda deadline:</b>	<b>Friday, September 2, 2005</b>
<b>Next Agenda meeting:</b>	<b>Thursday, September 8, 2005</b>
<b>Next PB meeting:</b>	<b>Monday, September 12, 2005</b>

John P. made a motion to adjourn the meeting at 9:05PM, seconded by John O. and all approved.

Respectfully submitted,

Christine Falkowski,  
Recording Secretary